

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 10, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIR-25356 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the Las Vegas High School Neighborhood Historic District Recommended Design Guidelines for Development within the Las Vegas High School National Register Historic District, generally bounded by south Sixth Street and south Ninth Street on the west and east, and Bridger and Gass Avenues on the north and south, respectively, R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), P-R (Professional Office and Parking), C-1 (Limited Commercial), C-V (Civic), ROI (Resolution of Intent), Zone, Ward 3 (Reese)

C.C.: 02/06/2008

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Conditions (Not Applicable) and Staff Report
2. Submitted after final agenda – Agenda and Minutes of 10/24/07 Historic Preservation Commission and protest letter

Motion made by RICHARD TRUESDELL to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
GLENN TROWBRIDGE, SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES,
RICHARD TRUESDELL, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN GOYNES declared the Public Hearing open.

MARGO WHEELER, Director of the Planning and Development Department, explained that the Las Vegas High School Neighborhood is a Historic District on a National level; therefore the City has no authorization to require projects to be reviewed by the Historic Preservation Commission (HPC). To assist with decision making, the Planning and Development Department staff created design guidelines which were subsequently updated and revised as a reference tool

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for staff and applicants when considering projects that are within the Historic District. MS. WHEELER stated that various departments have reviewed the guidelines which have also been recommended for approval by the HPC.

DANIEL ROSS, 424 South 7th Street, remarked that his residence is located within the boundaries of the Historic District. He stated he had submitted written objections to the guidelines on December 17, 2007 only later to be informed it was misplaced. He sent a second copy to Planning and Development and asked the Commissioners whether they were in receipt of the second set and had the opportunity to review his comments. CHAIRMAN GOYNES confirmed receipt of MR. ROSS' comments.

WILLIAM EMERSON FRIEDMAN stated that he has owned the building located at 411 South 6th Street for over 27 years. He mentioned that in January of 2000, he was present at a meeting attended by three members of the Planning Commission and recalled their statements informing the Chairman of HPC that the people in the area were against the guidelines. He recommended the Commission deny the request.

COMMISSIONER TRUESDELL acknowledged attending the meeting referred to by MR. FRIEDMAN. He stated that the issues discussed at that meeting are not relevant to what is being considered. He explained that the design guidelines are a reasonable approach to guide the historical character of the properties.

COMMISSIONER STEINMAN stated that Federal Law allows satellite antennas and questioned whether it would be feasible to leave that section in the design guidelines. MS. WHEELER replied that staff and the City Attorney will address that issue prior to final adoption.

CHAIRMAN GOYNES declared the Public Hearing closed.